

City of Marco Island Florida

*51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com*



Meeting Minutes - Draft

Monday, August 3, 2026

5:30 PM

Community Meeting Room

City Council

*Chair: Darrin Palumbo
Vice-Chair: Rene Champagne*

*City Council: Kevin Dohm,
Tamara Goehler, Stephen Gray,
Deb Henry, Bonita Schwan*

*City Manager: Casey Lucius
City Attorney: Alan L. Gabriel
City Clerk: Joan Taylor*

1. Call to Order

Chair Palumbo called the meeting to order at 5:30 P.M.

2. Roll Call

Present: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

Also Present

*Casey Lucius, City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Joe Belardo, Interim Police Chief
Chris Byrne, Fire Chief
Marcia Saulo, Finance Director
Daniel J. Smith, Community Affairs Director
Jose Duran, Information Technology Director
Diana Snover, Human Resources Director
Jeff Poteet, Water & Sewer General Manager
Melissa Hinton, Budget Manager
Mary Holden, Senior Planner
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors*

3. Invocation

Offered by the Reverend James Thelen of the Marco Lutheran Church.

4. Pledge of Allegiance

Led by Chair Palumbo.

5. Approval of the Agenda

MOTION by Vice-Chair Champagne, seconded by Councilor Schwan, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

6. Approval of the Minutes

- a. [ID 26-5571](#) Approval of the City Council Special Called Workshop- Audit Review For Fiscal Year 2025-2026 Minutes of July 13, 2026

Attachments: [Special Called FY 25 Audit Results Workshop Minutes of July 13, 2026](#)

MOTION by Councilor Henry, seconded by Councilor Dohm, that the City Council Workshop Minutes of July 13, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

- b. [ID 26-5573](#) Approval of the City Council Meeting Minutes of July 20, 2026

Attachments: [City Council Meeting Minutes of July 20, 2026](#)

MOTION by Councilor Schwan, seconded by Councilor Gray, that the City Council Meeting Minutes of July 20, 2026, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

7. Approval of the Consent Agenda

Councilor Gray requested that Agenda Item 7a (Approval of a Water and Sewer Billing Refund) be removed from the Consent Agenda.

[Editorial Note: The removal of this singular item from the Consent Agenda negated the need for a Council vote during this portion of the meeting. The Council's action on Agenda Item 7a is reflected in these Minutes under Agenda Item 16 (Items Removed from the Consent Agenda)]

8. Proclamations and Presentations

- a. [ID 26-5575](#) Employee Service Awards:
Carlos Mendez - 5 Years
Andrew Orcutt - 5 Years
Julianne Broxson - 15 Years
Leonardo Rodriguez - 20 Years

City of Marco Island Human Resources Director Diana Snover individually recognized and called forward Messrs. Carlos Mendez (Water & Sewer Department) and Leonardo Rodriguez (Fire Rescue Department) to receive their recognition of service certificates and pins from City Council Chair Darrin Palumbo with the support of the entire City Council. Each gentleman received a warm round of applause from all present.

- b. [ID 26-5644](#) Presentation - 3rd Quarter Financial Report - Marcia Saulo, Director, Finance

Attachments: [3Q Financial Summary Memo](#)

[3Q26 General Fund](#)

[3Q26 Building Services Fund](#)

[3Q26 Water Sewer Fund](#)

City of Marco Island Finance Director Marcia Saulo provided an overview of the City's Fiscal Year financial performance versus budget through June 30, 2026 for: 1) the General Fund; 2) the Building Services Fund, and; 3) the Water & Sewer Department Fund.

Ms. Saulo noted the overall revenue and expense balance of the General Fund, the weaker-than-budgeted permit activity to date for the Building Services Fund, and the healthy revenue realization and management of increased operating costs within the Water & Sewer Fund.

Overall, Ms. Saulo reported that the City ended the quarter in a stable financial position for the quarter

ending June 30, 2026.

No members of the public came forward to offer comment.

9. Citizens' Comments on Items Not Scheduled for Public Hearing and Items Other Than Those Appearing on the Agenda

Ms. Emily Begin, Vice Executive Director, Coastal Habitat and Water Quality Initiative Corp. (C-HAWQ), advised the Council and members of the public of the mission of her organization, its upcoming series of available free workshops, and its complimentary canal water testing program for residential property owners.

Ms. Terri Hasdorff, Republican Florida candidate for Congressional District 22, introduced herself and outlined her qualifications in seeking to become the selected Republican candidate campaigning to represent District 22 in the Fall, 2026 General Election.

Mr. Ronald Hattendorf (Angler's Cove) showed photos and expressed his concerns regarding the visitation and docking of multi-deck cruise ships visible from his condominium unit. He asked that the Council consider his concerns.

Mr. Greg Folley (Cape Marco Dr.) raised concern with the Council "show of hands" consensus at its July 20, 2026 meeting (Agenda Item 17, Council Communications) to direct the Marco Island Planning Board to investigate the potential future permitting of public and private recreational courts in all zoning districts by Conditional Use rather than by Right. He urged the Council to rescind its direction to the Planning Board.

Ms. Christine Dowell (Biscayne Way) expressed concern with the 3 - 2 Planning Board vote (with two members absent) to advance a rezoning request by the owners of the Hilton Marco Island Resort to re-zone the property to Planned Unit Development (PUD) to facilitate property expansion and dwelling unit density at its existing site. Citing her perceived inequality of water and sewer rates already in effect for this property, and the JW Marriot, as compared to the rates borne by residential property owners, Ms. Dowell asked the Council to be mindful of the existing rate structure and infrastructure burden to the City in considering the rezoning request.

10. City Manager's Report

[ID 26-5574](#) City Manager's Report

Attachments: [City Manager's Report](#)

[2026 City Council Priorities Scorecard \(August Update\)](#)

City Manager Casey Lucius verbally announced her selection of current Interim Police Chief Joe Belardo as Chief of Police for the City of Marco Island. City Council Chair Darrin Palumbo asked Chief Belardo, and the members of his Marco Island Police force present, to be recognized before the Council and all members of the public who attended the meeting.

Chief Belardo offered several words of thanks in advance of his forthcoming official appointment ceremony, and City Manager Lucius promised more information for the Council and the public on the specifics of the official swearing-in ceremony for Police Chief Belardo.

Councilor Gray noted the recognition of Marco Island Human Resources Director Diana Snover in the City Manager's Report, and he thanked her for her life-saving actions in performing CPR and stabilizing a resident in distress at a local Island restaurant.

Chair Palumbo echoed Councilor Gray's comments regarding Ms. Snover, and Councilor Henry advised all present of plans to honor Ms. Snover at a Collier County Health & Wellness Event on August 29, 2026.

Chair Palumbo concluded discussion of the City Manager's Report by calling attention to the narrowed Police Pension unfunded liability, along with the planned lump sum payment noted in the City Manager's Report, that is included in the proposed Fiscal Year 2027 City budget.

11. City Attorney's Report

City Attorney Alan Gabriel offered no prepared remarks to the Council, but he did address questions raised by Councilor Goehler regarding the wording on the City's \$23 million bond referendum and the need for the Council to formally review and approve every proposed infrastructure project as it comes forward should the citizens vote to approve the City's debt funding proposal.

12. Departmental Reports

[ID 26-5559](#) Monthly Departmental Reports

Attachments: [City Clerk's Office](#)
[Internal Services](#)
[Public Works](#)
[Water & Sewer](#)
[Police](#)

Councilor Henry queried City Clerk Joan Taylor on the source of the increased public records requests noted in the City Clerk's Monthly Department Report. She also noted and compared the number of public viewers of the June 3, 2026 Beautification Advisory Committee Meeting to those who viewed the June 15, 2026 City Council Capital Budget Workshop.

Councilor Henry concluded by encouraging all residents to consult the Monthly Department Reports for up-to-date information on projects and activities undertaken by the City's departments and staffs.

Councilor Gray shared prepared remarks on his reasons for voting "No" on the City's \$23 million bond request. Vice-Chair Champagne challenged several of Councilor Gray's assertions.

Councilor Gray commended City of Marco Island Water & Sewer General Manager Jeff Poteet on the quality and the content of his department's Monthly Report.

Councilor Schwan requested clarification from City Attorney Alan Gabriel on what can and cannot be publicly communicated by members of the Council regarding the \$23 million bond referendum in advance of the August 18 Primary Election date. City Attorney Gabriel shared his recommendations on this topic.

Councilor Dohm queried City Manager Casey Lucius on the mechanics of drawing the funds and accruing interest should the \$23 million bond offering be approved by the voters. City Manager Lucius shared her insight for the Council's benefit.

Chair Palumbo expressed his faith in the citizens of the Island making a considered and thoughtful decision on the City's \$23 million bond offering request.

13. Quasi-Judicial Public Hearing

- a. [ID 26-5645](#) Resolution - Variance Petition (VP-26-000054) regarding Minimum Landscape Requirements and Dimensional Standards and Regulations for Property Located at 2259 San Marco Rd., Marco Island, FL 34145 - Mary

P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [RESOLUTION 26-38](#)

[Staff Report](#)

[Cover Letter](#)

[Application](#)

[Site Plan - 5/11/26](#)

[Variance Narrative](#)

[Legal Notice Affidavit](#)

City Clerk Joan Taylor read Resolution 26-38 into the record by title only.

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure related to the Applicant's Appeal.

City of Marco Island Growth Management Department Senior Planner Mary Holden outlined the elements of the proposed Variance, and she: 1) noted the presence and availability of Project Engineer Mason Lundquist, P.E. of Tetra Tech to address questions, and; 2) shared the results of the Planning Board's vote on this request (i.e. 6 For, 0 Against).

No members of the public came forward to offer comment.

MOTION by Councilor Goehler, seconded by Councilor Gray that Resolution 26-38 - Variance Petition (VP-26-000054) regarding minimum landscape requirements and dimensional standards and regulations for the property located at 2259 San Marco Road, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

14. Ordinances

A. Public Hearings

None.

B. First Readings

- i. [ID 26-5555](#) Ordinance - First Reading - Amending Chapter 22 Fire Prevention and Protection to Establish Section 22-39 Fees; Payment Deadline; Enforcement - Chris Byrne, Fire Chief, Fire Rescue Department

Attachments: [ORDINANCE 26-05](#)

City Clerk Joan Taylor read Ordinance 26-05 into the record by title only.

City of Marco Island Fire Rescue Chief Chris Byrne outlined the background for the proposed Amendment.

No members of the public came forward to offer comment.

MOTION by Councilor Schwan, seconded by Councilor Dohm, that Ordinance 26-05 - amending Chapter 22 Fire Prevention and Protection to establish Section 22-39 Fees; Payment Deadline; Enforcement, be Approved on First Reading. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

15. Resolutions & City Council Items

- a. [ID 26-5642](#) Resolution - Approving the Series 2026 Utility System Refunding Revenue Bonds - Marcia Saulo, Director, Finance

Attachments: [RESOLUTION 26-37](#)
[EXECUTIVE SUMMARY](#)
[OFFICIAL NOTICE OF SALE](#)
[SUMMARY NOTICE OF SALE](#)
[PRELIMINARY OFFICIAL STATEMENT](#)
[REGISTRAR AND PAYING AGENT AGREEMENT](#)
[CONTINUING DISCLOSURE CERTIFICATE](#)
[ESCROW DEPOSIT AGREEMENT](#)
[CERTIFICATE OF CITY MANAGER](#)

City Clerk Joan Taylor read Resolution 26-37 into the record by title only.

Messrs. Jay Glover, Managing Director, PFM Financial Advisors LLC, and Duane Draper, Attorney, Bryant Miller Olive P.A., participated in the discussion of this item via Zoom teleconference connection.

City of Marco Island Finance Director Marcia Saulo briefly introduced Messrs. Glover and Draper, and she reminded the Council that approval of Resolution 26-37 is the only approval requested of the Council at this time.

Chair Palumbo and Councilor Gray posed several questions to Mr. Glover during the course of the discussion, and insights regarding the rationale for the timing of the proposed Resolution, and the estimated debt service savings to the City if the refunding effort is undertaken, was quantified.

No members of the public came forward to offer comment.

MOTION by Vice-Chair Champagne, seconded by Councilor Schwan, that Resolution 26-37 - re-funding the Series 2026 Utility System Revenue Bonds, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

- b. [ID 26-5674](#) Resolution - Approving the Proposed Millage Rate for Fiscal Year 2027 - Melissa Hinton, Budget Manager

Attachments: [RESOLUTION 26-39](#)
[DR-420 - CERTIFICATION OF TAXABLE VALUE City of Marco Island](#)
[DR-420 - CERTIFICATION OF TAXABLE VALUE Hideaway Beach](#)
[Tax District](#)

City Clerk Joan Taylor read Resolution 26-39 into the record by title only.

City of Marco Island Budget Manager Melissa Hinton outlined the State of Florida's requirements under the Florida Truth In Millage (TRIM) Act and, together with City Manager Casey Lucius, provided insight to the Council on the implications of approving a higher or lower millage rate than the proposed Fiscal Year 2027 millage neutral rate of 1.2670 mils for inclusion in the August, 2026 TRIM Notices to property owners.

[Editorial Note: No discussion of the 1.600 mils Hideaway Beach Tax District recommendation was undertaken by the Council]

The Council actively discussed the implications of adopting a millage rate above the proposed millage neutral 1.2670 mils, and a Motion was advanced for the Council's consideration.

Public Comment

Mr. Rick Woodworth (N. Barfield Dr.) offered his perspective on the Council approving a higher-than-millage-neutral rate to allow for potential flexibility prior to establishing the City's final, approved millage rate in the month of September, 2026 for Fiscal Year 2027.

MOTION by Vice-Chair Champagne, seconded by Councilor Dohm, that the City of Marco Island Fiscal Year 2027 millage rate of 1.300 mils for City operations, and 1.600 mils for the Hideaway Beach Tax District, be Approved. MOTION FAILED BY THE FOLLOWING COUNCIL VOTE:

Yes: 3 - Vice-Chair Champagne, Councilor Dohm and Councilor Henry

No: 4 - Councilor Goehler, Councilor Gray, Councilor Schwan and Chair Palumbo

A subsequent Motion was advanced for Council consideration.

MOTION by Councilor Gray, seconded by Councilor Schwan, that the City of Marco Island Fiscal Year 2027 millage rate of 1.2670 mils for City operations, and 1.600 mils for the Hideaway Beach Tax District, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 5 - Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

No: 2 - Vice-Chair Champagne and Councilor Dohm

- c. [ID 26-5641](#) Authorizing City Manager to Request Withdrawal From the MIPD Dock Construction Project, Including Withdrawal From EPA Grant Application - Joseph Belardo, Interim Chief, Police

Attachments: [Interlocal Agreement](#)
[EPA General Terms & Conditions](#)

City of Marco Island Police Chief Joe Belardo briefly reviewed the history of the project to extend the dock undertaken by the Collier County Sheriff's Office to accommodate the City of Marco Island's Code Enforcement Boat, and he noted the conditions that had changed since the origination of the project in calendar year 2022. He addressed several questions from members of the Council.

No members of the public came forward to offer comment.

MOTION by Councilor Goehler, seconded by Councilor Schwan, that authorization of the City Manager to request withdrawal from the MIPD Dock Construction Project, including the withdrawal from the EPA grant application, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

16. Items Removed from the Consent Agenda

- 7a.** [ID 26-5643](#) Approval of a Water and Sewer Billing Refund - Marco Island Senior Living, LLC in the amount of \$112,742.33 - Jeffrey E. Poteet, General Manager, Water & Sewer Department.

Attachments: [Marco Island Senior Living - Billing Adjustment](#)
 [Marco Island Senior Living - Bill 6.30.2026](#)
 [Summary of June Billing & Credit Applied](#)

Councilor Gray requested insight from City of Marco Island Water and Sewer General Manager Jeff Poteet on the details of this situation that led to the extended time that it took to discover the overcharging situation.

No members of the public came forward to offer comment.

MOTION by Councilor Gray, seconded by Councilor Goehler, that authorization of the City Manager to initiate a water & sewer billing refund to Marco Island Senior Living LLC in the amount of \$112,742.33, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:

Yes: 7 - Vice-Chair Champagne, Councilor Dohm, Councilor Goehler, Councilor Gray, Councilor Henry, Councilor Schwan and Chair Palumbo

17. Council Communications & Future Agenda

Councilor Henry reminded all citizens that early voting begins Saturday, August 8, and continues through August 15, with Election Day being August 18, 2026 from 7:00 A.M. to 7:00 P.M. She urged all to carefully consider the candidates before voting in this Primary Election.

Councilor Henry also encouraged the community to come out and support:

- 1) the Marco Island Police Department's National Night Out on Tuesday, August 4, 2026;*
- 2) Coffee with a Cop at the Burrow on Wednesday, August 5, 2026, and;*
- 3) a South Beach Cleanup Event on Saturday, August 8, 2026*

Councilor Goehler requested insight from Marco Island Water & Sewer General Manager Jeff Poteet on how and when water rates were last established for the condominiums and hotels on Marco Island. She indicated her intention to follow-up with General Manager Poteet after the meeting.

Councilor Goehler also asked Marco Island Fire Rescue Chief Chris Byrne to convey her best wishes to the firefighter who was injured in responding to a recent fire on Marco Island. Chief Byrne indicated that the firefighter is recovering well.

Councilor Goehler raised a question regarding the City's traffic management cameras in use on the Island,

and the collection of data by those cameras. City Manager Casey Lucius and Police Chief Joe Belardo outlined how the cameras are currently being used, and they noted that no vehicle or owner data is being collected or stored by these cameras.

Chair Palumbo followed up Councilor Goehler's question with a request on the status of outstanding litigation regarding the City's use of license plate readers on the bridges onto and off the Island. City Attorney Gabriel provided a brief status update. Councilor Gray also shared his understandings on this issue.

Councilor Gray requested clarification from Water & Sewer General Jeff Poteet on the difference between a water rate study and a revenue sufficiency study as was discussed at a previous City Council Meeting regarding the implementation of Advanced Wastewater Technology (AWT) at the City's Wastewater Treatment facility.

Councilor Gray called the Council's attention to a recent letter from the Marco Island Civic Association (M.I.C.A.) to all members of the Council regarding the roles and responsibilities of the Collier County Tourist Development Council (TDC). Councilor Gray expressed his expectations regarding the plan to privatize the TDC's activities, and he asked Chair Palumbo to share his understanding of the TDC's direction as a member of the TDC Board.

Chair Palumbo offered his perspective on the TDC's direction and its focus to promote tourism. He cited several examples of how the TDC's efforts support the Marco Island community at large. He noted that the next opportunity for members of the Council or the public to participate in a TDC meeting, or to personally address the TDC, is scheduled for August 27, 2026.

Councilor Gray expressed his hope that the future TDC, if reconfigured as a private, non-profit entity, would retain the same diversity of Board membership as currently defined.

Councilor Schwan displayed a photo of a Marco Island Police Department "Do Not Disturb - Sea Turtle Nest" warning sign that was recently affixed on the beach-side fencing that borders the Cape Marco condominium campus. Councilor Schwan cited recent data regarding active sea turtle nests, hatchlings, and false crawls, and she complimented the Marco Island Police Department for its effort to protect the Island's sea turtles during the May 1 - October 31 annual nesting season. She reminded all Islanders and guests to abide by the provisions of the City's ordinance protecting the turtles.

Councilor Dohm requested clarification from Chair Palumbo on the source of Collier County Tourist Development Council's funding. Chair Palumbo confirmed that it is a "bed tax" and does not constitute a burden on Marco Island taxpayers.

Councilor Dohm also asked Chair Palumbo if he had knowledge of how many former Marco Island Councilors who had been in office during the period of Marco Island property tax rollback still make Marco Island their home. Chair Palumbo shared the names of past Councilors that he could remember having been in office during the Marco Island property tax rollback years.

Vice-Chair Champagne asked City of Marco Island Water & Sewer General Manager Jeff Poteet to further amplify on when the water usage rates for the Island's hotels were last reviewed and modified. Mr. Poteet provided the detail requested.

Vice-Chair Champagne followed up on his water usage rate question to General Manager Poteet by asking about the ability to compare the City of Marco Island's water utility operations to other similar water utility operations around the state. General Manager Poteet briefly outlined the elements that should be considered when comparing costs and efficiencies across different water utility operations.

Vice-Chair Champagne concluded by requesting an estimate of the expected cost of conducting a water

usage rate study. Mr. Poteet estimated that expense to be in the neighborhood of \$200,000.00.

Chair Palumbo cited a study from the Florida Chamber Foundation which estimated Florida's annual economic activity to total \$1.8 trillion, placing it among the top fourteen (14) economies in the world. The Florida Chamber Foundation's study projected that Florida could become one of the top ten (10) economies in the world by the year 2030. Noting that local and statewide growth is continuing, Chair Palumbo indicated his belief that re-development on Marco Island will be an important issue for future City Councils to address, along with the benefits and concerns associated with economic growth.

Chair Palumbo raised for discussion his perceived need for preparatory investigation, documented evaluation, and a properly-noticed discussion of issues by the Council before seeking a "show of hands" consensus to engage the resources of the City Staff, the City Attorney, or the City Advisory Committees. He displayed a list of estimated costs incurred in engaging the City Attorney's firm in investigating five (5) specific City Council topics between December, 2024 and June 2026. He expanded on that list by outlining his recollection of the discussion paths that the Council pursued in attempting to achieve a definitive direction on those topics.

Chair Palumbo focused his attention on the Council's "show of hands" consensus at its July 20, 2026 meeting during Council Communications (Agenda Item 17) to direct the Planning Board to investigate the potential permitting of public and private recreational courts in all zoning districts under a Conditional Use designation rather than by Right.

Going forward, Chair Palumbo indicated his desire for the members of the Council to insist upon the preparation of White Papers, preliminary cost/benefit analyses, estimates of City Staff, City Attorney, and City Advisory Committee time, and other appropriate assessments before remanding issues to the City Staff and/or City Committees for investigation.

Several members of the Council offered their thoughts regarding Chair Palumbo's recommendation. City Manager Casey Lucius shared her thoughts as well.

Councilor Goehler, as a Councilor who indicated her "show of hands" support for the Council's direction to the Planning Board on the Conditional Use investigation at the July 20, 2026 meeting, requested that a reconsideration of the Council's direction be undertaken.

Chair Palumbo, in response to Councilor Goehler's request, requested a "show of hands" to determine if a majority of the Council still supported having the Planning Board investigate the potential permitting of public and private recreational courts in all zoning districts under a Conditional Use designation rather than by Right. Only three (3) of the seven (7) Councilors raised their hand.

The Planning Board is no longer being asked to review the "Conditional Use" designation for future public and private recreational court projects or modifications on Marco Island.

ID 26-5590 Future Agenda Items

Attachments: [Future Agenda](#)

No new Future Agenda items were requested by the Council at this meeting.

18. Council Reports

Though no specific Council Reports were prepared for this meeting, Chair Palumbo asked members of the Council who represent the Council on other Collier County Boards or Committees to voluntarily share a verbal update on the activities or discussion topics recently undertaken by those organizations.

Councilor Gray shared a brief update from his recent engagement with the Florida League of Cities (FLC)

and that organization's perspective regarding Florida Amendment 3, Homestead Tax Exemptions, Property Assessments, and Spending Restrictions Amendments (2026). He also highlighted the FLC's extensive series of webinars that are available to municipal elected officials and government employees.

19. Citizens' Comments

Mr. Mario Curiale (Eubanks Ct.) questioned the need for certain City infrastructure projects and the costs associated with replacing and repairing those structures.

Ms. Christine Dowell (Biscayne Way) expressed confusion over seemingly paradoxical stances that she has observed from one or more members of the Council regarding the burden of property taxes on homesteaded property owners on Marco Island.

Ms. Teri Sommerfeld (San Marco Rd.) challenged the notion that increased tourism and infrastructure development can be balanced with the desire to protect the wildlife of the Island. She also encouraged the Council to more fully investigate what Marco Island receives from Collier County for the tourism-related taxes that Marco Island generates for the County.

Mr. David Boggs (Delbrook Way) expressed his belief that disproportionate City Council and Marco Island Police Department attention is being directed to the code violations of fishermen and beachgoers over the lighting violations of beach-facing condominium owners and associations. He encouraged the Council to be mindful of the need to educate people rather than seeking to enact ordinances that restrict individual rights.

20. Adjournment

There being no further business before the Council, Chair Palumbo adjourned the meeting at 8:44 P.M.

Darrin Palumbo, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist